001.0	0004	0002.0	1 of 1	Commercial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	960,800 /	960,800
					USE VALUE:	960,800 /	960,800
					ASSESSED:	960,800 /	960,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		MASS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KO NAI NAN ETAL/ TRUSTEES
Owner 2:	NAN REALTY TRUST
Owner 3:	
Street 1:	40 TABOR HILL RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry: Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,353 Sq. Ft. of land mainly classified as Auto Repair with a Repair Gar. Building built about 1940, having primarily Stucco Exterior and 4800 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 2 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B4	VEH OR BU	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
332	5353.000	233,500		727,300	960,800
Total Card	0.123	233,500		727,300	960,800
Total Parcel	0.123	233,500		727,300	960,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 200.17 | /Parcel: 200.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 1134

GIS Ref

GIS Ref

Insp Date 05/11/18

!111!

PREVIOUS ASSESSMENT

Parcel ID 001.0-0004-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	332	FV	233,500	0	5,353.	714,600	948,100	948,100	Year End Roll	12/18/2019
2019	332	FV	211,400	0	5,353.	672,600	884,000	884,000	Year End Roll	1/3/2019
2018	332	FV	215,400	0	5,353.	588,500	803,900	803,900	Year End Roll	12/20/2017
2017	332	FV	215,400	0	5,353.	462,400	677,800	677,800	Year End Roll	1/3/2017
2016	332	FV	191,200	0	5,353.	462,400	653,600	653,600	Year End	1/4/2016
2015	332	FV	180,800	0	5,353.	401,500	582,300	582,300	Year End Roll	12/11/2014
2014	332	FV	180,800	0	5,353.	401,500	582,300	582,300	Year End Roll	12/16/2013
2013	332	FV	180,800	0	5,353.	401,500	582,300	582,300		12/13/2012

PRINT

Date	Time
12/10/20	15:59:19

LAST REV

Date	Time
06/13/19	11:20:09

jorourke

111

USER DEFINED

Prior Id # 1:	1134
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	910-80		9/1/1978		1	No	No		G

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/28/1997	52		70,000	C				REMODEL BUILDING
4/15/1993	109	Manual	100	C				SIGN
2/24/1993	42		15,000	C				REMODEL OFFICE/GAR

ACTIVITY INFORMATION

Date	Result	By	Name
6/13/2019	I & E Return	JO	Jenny O
5/11/2018	Meas/Inspect	HS	Hanne S
2/17/2017	I & E Return	EMK	Ellen K
4/11/2016	I & E Return	MM	Mary M
2/9/2009	Meas/Inspect	197	PATRIOT
12/3/1999	Meas/Inspect	201	PATRIOT
5/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
332	Auto Repair		5353		Sq. Ft.	Site		0	43.25	3.14	CG									727,254						727,300	

Total AC/HA: 0.12289 | Total SF/SM: 5353 | Parcel LUC: 332 | Auto Repair | Prime NB Desc: COMM GD | Total: 727,254 | Spl Credit | Total: 727,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	39 - Repair Gar.		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	2 - Steel		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	12		
Prim Int Wall	5 - Minimul		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	12 - Concrete		
Sec Floors:	14 - Asphalt Tile	20	%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	7 - Unit Heaters		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	28.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	28	%

CALC SUMMARY

Basic $ / SQ:	65.00
Size Adj.:	1.00833333
Const Adj.:	0.92141533
Adj $ / SQ:	60.391
Other Features:	5000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	324365
Depreciation:	90822
Depreciated Total:	233543

COMMENTS

MEINEKE MUFFLERS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:		HB	2

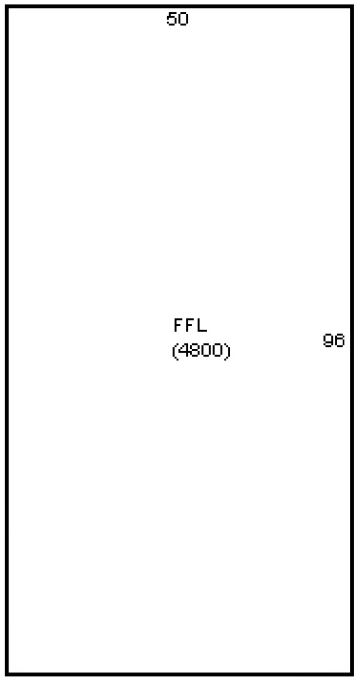
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	4,800	60.390	289,877

Net Sketched Area:	4,800	Total:	289,877
Size Ad	4800	Gross Are	4800	FinArea	4800
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	66.43
Special Features:	0	Val/Su Net:	48.65
Final Total:	233500	Val/Su SzAd	48.65

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

001.0-0004-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	